144.0	0009	0007.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 695,800 / 695,800
					USE VALUE: 695,800 / 695,800
					ASSESSED: 695,800 / 695,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		LONGFELLOW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARTER KEVIN T & JILL E
Owner 2:	
Owner 3:	
Street 1:	18 LONGFELLOW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,328 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1710 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3328.000	279,900		415,900	695,800
Total Card	0.076	279,900		415,900	695,800
Total Parcel	0.076	279,900		415,900	695,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.90 | /Parcel: 406.9

Legal Description

User Acct 94622

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 02/19/18

Parcel ID 144.0-0009-0007.0

!11291!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	280,000	0	3,328.	415,900	695,900	695,900	Year End Roll	12/18/2019
2019	101	FV	229,400	0	3,328.	389,900	619,300	619,300	Year End Roll	1/3/2019
2018	101	FV	229,100	0	3,328.	322,300	551,400	551,400	Year End Roll	12/20/2017
2017	101	FV	229,100	0	3,328.	296,300	525,400	525,400	Year End Roll	1/3/2017
2016	101	FV	229,100	0	3,328.	270,300	499,400	499,400	Year End	1/4/2016
2015	101	FV	223,500	0	3,328.	265,100	488,600	488,600	Year End Roll	12/11/2014
2014	101	FV	223,500	0	3,328.	246,400	469,900	469,900	Year End Roll	12/16/2013
2013	101	FV	223,500	0	3,328.	234,400	457,900	457,900		12/13/2012

PRINT

Date	Time
12/11/20	01:28:40

LAST REV

Date	Time
04/23/18	10:09:26

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11291

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUPEE ELEANOR L	22533-550		10/26/1992		148,000	No	No		Y

USER DEFINED

Prior Id # 1:	94622
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/30/2012	680	Manual	8,000					REPLACE FLOORING
10/19/2011	1314	Manual	3,000					rebuild front stai
2/9/2007	91	Redo Bas	6,000			G9	GR FY09	ADD BTH W/ FIN STO
7/10/2001	637	Redo Kit	15,000	C				
6/14/1998	412	Dormers	20,000					SHED DORMER
9/25/1992	475	Manual	650					REPAIR SILLS

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2018	MEAS&NOTICE	HS	Hanne S
12/5/2008	Meas/Inspect	163	PATRIOT
11/19/1999	Meas/Inspect	256	PATRIOT
6/29/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3328		Sq. Ft.	Site		0	80.	1.56	9									415,872						415,900	

Total AC/HA: 0.07640 | Total SF/SM: 3328 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 415,872 | Spl Credit | Total: 415,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98500049
Adj $ / SQ:	166.219
Other Features:	80500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	380352
Depreciation:	100413
Depreciated Total:	279939

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

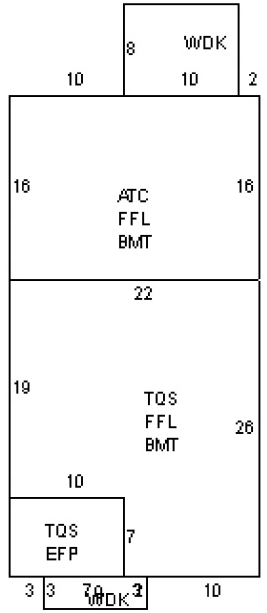
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	166.22
Special Features:	0	Val/Su Net:	114.85
Final Total:	279900	Val/Su SzAd	199.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	854	70.190	59,939
FFL	First Floor	854	166.220	141,951
TQS	3/4 Story	429	166.220	71,308
ATC	Attic	123	166.220	20,478
WDK	Deck	107	15.120	1,617
EFP	Enclos Porch	70	65.130	4,559

Net Sketched Area:	2,437			Total:	299,852
Size Ad	1406.2	Gross Are	2809	FinArea	1710

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 144.0-0009-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2007	0.00	T	9.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	